

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 VICOSA DRIVE ARMSTRONG CREEK VIC 3217

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$940,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$349,950

Property type

Land

Suburb

Armstrong Creek

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

41-43 VICOSA DRIVE ARMSTRONG CREEK VIC 3217	\$796,000	05-Nov-25
5-7 CHURCH STREET BELMONT VIC 3216	\$1,200,000	17-Apr-25
22 RADSTOCK AVENUE HIGHTON VIC 3216	\$800,000	07-Mar-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 06 April 2026



41-43 VICOSA DRIVE ARMSTRONG CREEK VIC 3217

Sold Price **\$796,000** Sold Date **05-Nov-25**



Distance **0.22km**

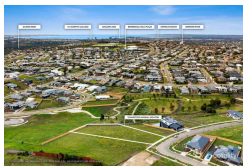


5-7 CHURCH STREET BELMONT VIC 3216

Sold Price **\$1,200,000** Sold Date **17-Apr-25**



Distance **6.24km**



22 RADSTOCK AVENUE HIGHTON VIC 3216

Sold Price **\$800,000** Sold Date **07-Mar-25**



Distance **9.73km**

RS = Recent sale

UN = Undisclosed Sale

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